

March 7, 2013

Dear City of Clayton Property Owner:

This letter is intended to provide you with information on a proposed Land Use Code change which may be of interest to you. In late 2010, the Clayton Board of Aldermen approved the Downtown Clayton Master Plan Update and Retail Strategy. This Plan update provides an extraordinary vision for future development opportunities, civic improvements and implementation strategies.

Your property is adjacent to or within close proximity (250 feet) to the Maryland Gateway District identified in the Plan. There has been interest from developers for properties located along the Maryland Gateway District and the City wishes to implement provisions of the Master Plan to ensure respectable, orderly development consistent with the goals of the Plan.

You are invited to a workshop to be held at approximately 6:15 p.m. (immediately following the City's Plan Commission meeting which begins at 5:30 p.m.), Monday, March 18<sup>th</sup> at the Clayton City Hall, Council Chambers. The purpose of the workshop is to preview and provide input on potential changes to the Land Use Code, as follows:

1. Create a Maryland Gateway Overlay District and consider adopting special development regulations attached to those properties within the overlay district.
2. Allow drive through facilities for financial institutions in the proposed overlay district where none are currently permitted.
3. Create design standards for drive through facilities to ensure compatibility with surrounding properties and zoning districts.

The map on the reverse side of this letter identifies the properties which are in the Maryland Gateway District (the potential boundary for the zoning overlay).

This is not a public hearing. There will be a brief presentation by City staff, an opportunity for questions and an opportunity for the public to gather more information and to comment. Sometime after this workshop, an official public hearing will be held by the Plan Commission to consider amending the Land Use Code. At that hearing, the Commission will consider the amendments and vote to forward a recommendation for approval or denial of the changes, to the City Board of Aldermen. The Board of Aldermen will review the Plan Commission's recommendation before making a final decision. The dates of the public hearings before both Boards have yet to be determined, but will likely be scheduled in May and/or June of this year.

For additional information regarding the proposed changes, we encourage you to visit the Planning Departments web page after March 11<sup>th</sup>. The page is located on the City of Clayton's website, <http://www.claytonmo.gov>; follow the link to the "Pending Legislation" tab under the Planning and Development Services Department in Government.

You can also get more information by visiting the City of Clayton Planning Department at 10 N. Bemiston, Clayton, MO, 63105, by phone at 314-290-8459 or via email [sistenes@claytonmo.gov](mailto:sistenes@claytonmo.gov)

Thank you for your attention and interest!

Sincerely,

Susan M. Istenes, AICP, Planning Director